149.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,200 / 694,200
					USE VALUE:	694,200 / 694,200
					ASSESSED:	694,200 / 694,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RINARD MARTIN C
Owner 2:	
Owner 3:	
Street 1:	48 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5583.000	283,000		411,200	694,200
Total Card	0.128	283,000		411,200	694,200
Total Parcel	0.128	283,000		411,200	694,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.78 | /Parcel: 450.78

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98129

GIS Ref

GIS Ref

Insp Date 02/24/18

!11646!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,000	0	5,583.	411,200	694,200		Year end	12/23/2021
2021	101	FV	275,100	0	5,583.	411,200	686,300		Year End Roll	12/10/2020
2020	101	FV	275,000	0	5,583.	411,200	686,200	686,200	Year End Roll	12/18/2019
2019	101	FV	230,600	0	5,583.	411,200	641,800	641,800	Year End Roll	1/3/2019
2018	101	FV	223,600	0	5,583.	364,200	587,800	587,800	Year End Roll	12/20/2017
2017	101	FV	223,600	0	5,583.	305,500	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	223,600	0	5,583.	305,500	529,100	529,100	Year End	1/4/2016
2015	101	FV	218,400	0	5,583.	264,400	482,800	482,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:51:38

LAST REV

Date	Time
08/11/20	10:37:40
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLLINS MICHAEL	1178-179		10/17/1997		257,000	No	No	Y	

USER DEFINED

Prior Id # 1:	98129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2020	694	Redo Bas	17,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas. Denied	372	PATRIOT
12/19/2008	Entry Denied	372	PATRIOT
4/20/2000	Inspected	264	PATRIOT
11/18/1999	Measured	268	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5583		Sq. Ft.	Site		0	70.	1.05	8									411,242						411,200	

Total AC/HA: 0.12817 | Total SF/SM: 5583 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,242 | Spl Credit | Total: 411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00470054
Adj $ / SQ:	183.107
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384508
Depreciation:	101510
Depreciated Total:	282998

COMMENTS

BMT HAD MAJOR WATER DAMAGE, FIN BMT N/V.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

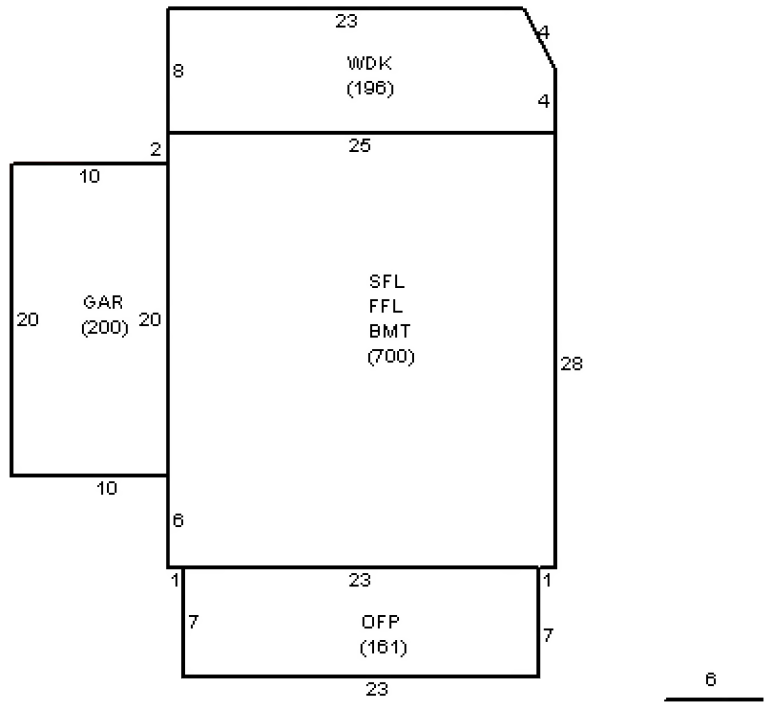
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.11
Special Features:	0	Val/Su Net:	107.93
Final Total:	283000	Val/Su SzAd	207.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	59.330	41,529
FFL	First Floor	700	183.110	128,175
SFL	Second Floor	665	183.110	121,766
GAR	Garage	200	27.630	5,526
WDK	Deck	196	11.150	2,186
OFP	Open Porch	161	26.870	4,327
Net Sketched Area:		2,622	Total:	303,509
Size Ad	1365	Gross Area	2657	FinArea 1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: